

145.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

801,200 / 801,200

USE VALUE:

801,200 / 801,200

ASSESSED:

801,200 / 801,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PRESTON PAUL R & DIANNE	
Owner 2:	
Owner 3:	

Street 1: 186 NEWPORT ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 5,785 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1 %
Infl 2 %	Infl 3 %
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value
	Notes

101	One Family	5785	Sq. Ft.	Site	0	80.	1.03	9															

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5785.000	322,700	3,700	474,800	801,200		95104
							GIS Ref
							GIS Ref
							Insp Date
							01/27/18

Total Card / Total Parcel
801,200 / 801,200
801,200 / 801,200
801,200 / 801,200

**USER DEFINED**

Prior Id # 1:	95104
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:31:18
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
03/26/18	14:45:00
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,700	3700	5,785.	474,800	801,200	801,200	Year End Roll	12/18/2019
2019	101	FV	248,100	3700	5,785.	445,200	697,000	697,000	Year End Roll	1/3/2019
2018	101	FV	229,700	3700	5,785.	368,000	601,400	601,400	Year End Roll	12/20/2017
2017	101	FV	229,700	3700	5,785.	338,300	571,700	571,700	Year End Roll	1/3/2017
2016	101	FV	229,700	3700	5,785.	308,600	542,000	542,000	Year End	1/4/2016
2015	101	FV	217,000	3700	5,785.	302,700	523,400	523,400	Year End Roll	12/11/2014
2014	101	FV	217,000	3700	5,785.	281,300	502,000	502,000	Year End Roll	12/16/2013
2013	101	FV	217,000	3700	5,785.	267,700	488,400	488,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8887-170		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2018		Inspected						BS Barbara S
12/16/2017		MEAS&NOTICE						HS Hanne S
11/19/2008		Meas/Inspect						355 PATRIOT
11/17/1999		Meas/Inspect						263 PATRIOT
1/1/1982								CS

ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Fair	A Bath:	Rating:	PDAS:													
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:								
Roof Struct: 2 - Hip				OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O												
Color: GRAY				Fpl: 1	Rating: Average	Other		Upper		Lvl 2		Lvl 1									
View / Desir:				WSFlue:	Rating:	Lower		Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1									
GENERAL INFORMATION																					
Grade: C - Average				CONDO INFORMATION																	
Year Blt: 1925	Eff Yr Blt:	Location:		REMODELING RES BREAKDOWN																	
Alt LUC:	Alt %:	Total Units:		Exterior:				No Unit	RMS	BRs	FL										
Jurisdct:	Fact: .	Floor:		Interior:				1	6	3											
Const Mod:	% Own:		Additions:		Kitchen:																
Lump Sum Adj:		Name:		Baths:		Plumbing:															
INTERIOR INFORMATION																					
Avg Ht/FL: STD				Special:		Electric:		Electric:													
Prim Int Wall: 2 - Plaster				Override:		Heating:		Heating:													
Sec Int Wall:				Total:		General:		General:													
Partition: T - Typical				10.8 %		Totals		Totals													
Prim Floors: 3 - Hardwood																					
Sec Floors:																					
Bsmnt Flr: 12 - Concrete																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1	% AC:																				
% Heated: 100																					
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS																					
PARCEL ID 145.0-0004-0013.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700		3,700				
More: N				Total Yard Items:				3,700				Total Special Features:									
																Total: 3,700					
RESIDENTIAL GRID																					
DEPRECIATION																					
CALC SUMMARY																					
COMPARABLE SALES																					
IMAGE																					
AssessPro Patriot Properties, Inc																					
SUB AREA																					
SUB AREA DETAIL																					
SKETCH																					